

Navarre Press  
September 2, 2004

## Town Center steering group still debating building heights

By Libbi Crowe  
Navarre Press

Despite long discussions on fire safety, the character of Navarre, military missions and infrastructure, the Navarre Town Center Steering Committee came up with a proposal for building height in the most heavily traveled part of the community.

North of Laredo on State Road 87, to include 399, nothing changes in height restrictions. On 87 south of Laredo, and the north side of U. S. Highway 98 in the Heart of Navarre, a building height of 75 feet will be the maximum, with some leeway granted on setbacks to make drainage and parking less visible. On the south side of U. S. Highway 98, buildings would

### PUBLIC WORKSHOP

**WHAT:** Public workshop for Navarre Town Center Plan  
**WHEN:** 6 p.m.-8 p.m. Monday Sept. 13  
**WHERE:** Holly-Navarre Middle School Library  
**NTC Plan Web site:**  
[http://www.co.santa-rosa.fl.us/cents\\_ross/steering/stepl.html](http://www.co.santa-rosa.fl.us/cents_ross/steering/stepl.html)  
**NTC Plan e-mail:** [NTCP@co.santa-rosa.fl.us](mailto:NTCP@co.santa-rosa.fl.us)  
**Planning and Zoning Phone:** 904-7075

be allowed to be up to 100 feet high, but must be 50 feet back from the road. In the Heart of Navarre, building heights will be 40 to 60 feet to be pedestrian-friendly. The density of 10 units per acre will remain.

Height is still a point of controversy in the Navarre Town Center Plan, but Kacey Wagg, a planner with the County who

has worked extensively on the project, says, "It's going very well. A project this size, at this point, with only one issue in contention is unheard of. Everyone has worked really hard, and the dedication of this group (the Steering Committee) is exceptional."

"This community is on the road to gold if you follow this plan," Wagg told the group of about 15 citizens who came out on election night to hear the Steering Committee's discussion. "Don't throw the baby out with the bath water over height."

Committee member Paul Cannon pushed hard for a proportional standard, based on the width of the road. However, this seemed to be a bit too much micro-management to many on the committee, and they went with a specific height.

Navarre Beach Area Chamber of Commerce Executive Director Kathy Newby suggested from the audience that the height be allowed to increase as the property goes away from the town center, keeping the 50-foot limit at the town center, but that was not enacted either.

Other recommendations to come out of the meeting were:

Relaxing setbacks on US Highway 98 and State Road 87 if the developer locates parking and storm water in the rear, always meeting storm water runoff codes first.

Create incentives for developers to continue the boardwalk both east and west of Navarre Park, leaving access open to the public.

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Navarre Press  
October 21, 2004

## Commission to consider Navarre Town Center Plan

By Ken Garner  
Navarre Press

Seven months and a hurricane ago, Santa Rosa County Commissioner Gordon Goodin and staff from the County's Community Planning, Zoning and Development Division outlined how volunteers could recreate



Gordon Goodin

Navarre "by Navarre for Navarre." At 9 a.m. next Thursday, Oct. 28, at the Administrative Complex in Milton, the Board of County Commissioners will decide whether to approve and implement the Navarre Town Center Plan, which will provide a framework for development, redevelopment – and recovery from Hurricane Ivan.

"This is the opportunity of a lifetime," Goodin said Tuesday, adding that builders and developers already are asking about the Plan's requirements. "The process certainly works."

Planning Director Becky Faulkenberry and Traffic Engineer Kacey Wagg guided four working groups – architecture, infrastructure, landscaping and land-use – through several weeks

See PLAN page 7A

Pensacola News Journal  
October 27, 2004

## Navarre seeks to improve downtown

Christina Drain  
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Fast forward, if you will, to Navarre in 2025.

Diners sip an after-meal cappuccino under streetlights at a sidewalk café on Prado Street, while an elderly couple stroll along Luneta Street, stopping in a bookstore, then window shopping at an antique shop.

From the balcony of their loft apartment above the bookstore, a young mother and two children take in the sounds of a jazz band drifting up from the plaza on Esplande Street.

Navarre residents hope that vision will become reality when Santa Rosa County commissioners meet Thursday to view the Navarre Town Center Plan.

The plan represents the result of four months and more than 800 volunteer hours of meetings to define a downtown district and provide a clear identity for Navarre. The project, completed by more than 100 volunteers, is unprecedented; none was appointed to the position.

Commissioner Gordon Goodin initiated the process that ultimately defined a town center and a larger "Heart of Navarre."

"Isn't it something," he said of the finished plan. "What would this thing have cost if we went out and hired somebody. I can't imagine a better product. And the committee has really taken ownership of this."

The proposed Navarre Town Center is roughly where Col. Guy Wyman envisioned and platted Navarre in 1925 — from U.S. 98 north to Laredo Street and east of State Road 87 to west of Granada Street. The area is zoned as commercial plats, although many residential variances have been granted throughout the years. Run-down mobile homes and empty, overgrown lots are visible in much of the blighted area.

The proposed plan calls for specified building styles and colors, more stringent sign regulations,

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